

5977

6571



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

838396

17/8/12
 2,55,088
 of 5000
 7765
 12765
 A 2825
 2500
 175

Certified that the Endorsement Sheet's and the Signature Sheet's are part of the Document,

[Signature]

Additional District Sub-Registrar
 BURDWAN

24 AUG 2012

APARNA NIRMAN PVT. LTD.
[Signature]
 Director

[Signature]
 MANOJ KUMAR BHATTACHARYA
 Advocate Survey Passed
 District Judge's Court, Burdwan
 Room - Khairabadi Lane
[Signature]

DEED OF SALE

DISTRICT -
 POLICE STATION -
 RAYAN GRAMPANCHAYET
 MOUZA
 DAG NO.
 AREA

BURDWAN
 BURDWAN SADAR
 RAYAN
 362 & 362/906 Bastu
 715.50 SQ.FT.

MARKET VALUE ASSESSED -Rs. 2,55,088/- (Twenty two lac fifty five thousand eighty eight) only

Contd Page 2

S. No. 3991 Date 12.12.11
Sold To Patik Ch. Saha. Biboyam. Burdwan
Add.....
Stamp Rs. 5000/-
This Stamp Purchase from.....
Burdwan No. Try. Date.....
Stamp Vendor. SURAJIT DEY
Burdwan Collectorate Compound
L. No.-2/2010-11

7 DEC 2011

Patik Ch. Saha

Agnab Ghosh



4169



APARNA NIRMAN PVT. LTD.
Agnab Ghosh
Director

Additional District Sub-Register
BURDWAN

24 AUG 2012

Shantil Sharmas
late. Sitarani Sharmas
Bisayaram, Burdwan

Handwritten notes in Bengali script

VENDOR / SELLER:- ARNAB GHOSH S/o Mr. Prabir Ghosh one of the Director of **M/S APARNA NIRMAN PRIVATE LIMITED** having its PAN No. AAJCA8758R having its Regd. Office at 227/1B, A.J.C. Bose Road, Vikash Apartment, 3rd Floor , Kolkata-700020, (by faith Hindu, by occupation- Business) hereinafter called the **VENDOR** (which term or expression shall unless exclude by or repugnant to subject or context, mean and include its successors -in-interest and /or assigns) of the **One Part**.

AND

VENDEE/ PURCHASER:- FATIK CHANDRA SAHA S/o Late Panchanan Saha, by faith Hindu, by occupation- Business; residing at Bijoyram, P.O. Bajepuratapur, P.S. & Dist. Burdwan, West Bengal, hereinafter called the **VENDEE** (which term or expression shall unless exclude by or repugnant to subject or context, mean and include its successors -in-interest and /or assigns) of the **Other Part**.

This Deed of Conveyance of the property described in schedule hereunder written belonged to one Sudhir Chandra Pal after that said Sudhir Chandra Pal transferred the said land to Laxmikant Patel S/o Late Sanjibhai Patel, by a Regd. Bengali Kobala Sale Deed being no. 3045 for the year of 1992, Regd. before D.S.R. Burdwan, in Book No. 1, Vol. No. 52, Pages 21 to 22, land measuring about 2.5 cottahs in the Dag No. 362 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 10th April 1991, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3279 for the year 1991, transferred to Laxmikant Patel, by said Sudhir Chandra Pal land measuring about 1 cottahs 8 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 10th April 1991, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no.

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3277 for the year 1991, transferred to Purushotam Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 10 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 10th April 1991, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3278 for the year 1991, transferred to Smt. Radha Ben Patel, by said Sudhir Chandra Pal land measuring about 1 cottahs 8 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 31st March 1992, registered with the District Sub - Registrar, Burdwan, in Book No. 1, vol no. 53, pages 5 to 6 being Deed no. 3107 for the year 1992, transferred to Smt. Radha Ben Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 2.5 chhataks in Dag No. 362/9061 & dag no. 362/1036 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 10th April 1991, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3280 for the year 1991, transferred to Girdhar Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 10 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 31st March April 1992, registered with the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52, paged 19 to 20 being Deed no. 3044 for the year 1992, transferred to Smt. Amrat Ben Patel, by said Sudhir Chandra Pal land measuring about 1.5 cottahs in Dag No. 362 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 26th September 2000, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 5786 for the year 2000, transferred to Smt. Amrat Ben Patel, by said Jagannath Paul & Ors. land measuring about 255 sq.ft. in Dag No. 362/1036 as comprised in the said property mentioned below.

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Additional District Sub-Registrar
BURDWAN

24 AUG 2012

By a Deed of Conveyance dated 10th April 1991, registered with the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3286 for the year 1991, transferred to Smt. Amrat Ben Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 12 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 31st March 1992, registered with the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52 pages 17 to 18 being Deed no. 3043 for the year 1992, transferred to Smt. Damayanti Ben Patel, by said Sudhir Chandra Pal land measuring about 3 cottahs 6 chhataks in Dag No. 362 as comprised in the said property mentioned below.

By a Deed of Conveyance dated 31st March 1992, registered with the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52 pages 37 to 38 being Deed no. 3050 for the year 1992, transferred to Smt. Dhangauri Ben Patel, by said Sudhir Chandra Pal land measuring about 2.5 cottahs in Dag No. 362 as comprised in the said property mentioned below.

Thus by virtue of the above conveyance the said Laxmikant Patel and 6 others herein became the owners of their respective portion in the Bastu land measuring about 23 Katha and 5.5 chatak in R.S. & L.R. Dag No. 362/9061, 362 & 1036 and record in various Khatian nos. situated at Bijoyram Katwa road Burdwan -I in Mouza- Rayan J.L. No. 68, under Rayan -I No. Gram Panchayet P.S. & Dist. Burdwan together with the sheds and structures measuring 1400 sq.ft. thereon as comprised the said property and morefully described in the schedule hereto and hereinafter call the said property and the same got mutated in their respective names.

The said Laxmikant Patel and 6 others are regularly paying all rents, taxes, ceses and other outgoing in respect of the said property and whereas since purchasing the said property at time of enjoyment the said Laxmikant Patel and 6 others transferred to Manoj Sethia S/o Sri Subha Karan Sethia Director of **M/S APARNA NIRMAN PRIVATE**

Amrat Ben Patel
Adm.



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**Additional District Sub-Registrar
BURDWAN**

24 AUG 2012

LIMITED having its PAN No. AAJCA8758R having its Regd. Office at 227/1B, A.J.C. Bose Road, Vikash Apartment, 3rd Floor , Kolkata-700020 on 08.12.2011 vide Regd. Sale deed no. 4594 , Registered before D.S.R. -II, in book no. I, CD Vol. No. 15, pages 2092 to 2109 being Deed no. 04594 for the year of 2011 and since purchasing of **M/S APARNA NIRMAN PRIVATE LIMITED** posses the said property at the time of enjoyment the said Manoj Sethia mutated his name in the L.R. settlement records of rights and purchaser shall may at all times hereafter peacefully and quietly enter into old posses and enjoy the said land without any trouble hinderance disturbances eviction interruption claim or demand whatsoever from the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor since purchase.

THE **VENDOR** has agreed to sale the schedule property an area 715.50 sq.ft. (more or less) i.e from , R.S. Plot No. 362, An area 1.4575 Decimal, 362/1 An area 0.182187 Decimal, L.R. PLOT No-362, 362/9061, total Area 1.63968700 Decimal = 715.50 sq.ft. and the purchaser has agreed to purchase ALL THAT piece and parcel of schedule land morfully described in schedule here under written at or for the consideration of Rs. 2,55,088/- (Rupees Twenty two lac fifty five thousand eighty eight) only.

In pursuance of the said agreement and in consideration of payment of the said sum of Rs. Rs. 2,55,088/- (Rupees Twenty two lac fifty five thousand eighty eight) only paid by the purchaser to the vendor or before the execution of this presence (the receipt where of the vendor do hereby as well as by the receipt hereunder written admit and acknowledge and from the same and every part thereof do hereby for every release and discharge the purchaser as well as the said land hereby intender to be transferred and conveyed) the vendor do hereby indefeasibly grant sell convey transfer assign and assure unto the purchaser ALL THAT piece or parcel of land described in the schedule hereunder written absolutely and for ever free from all encumbrances charges, lines, lispens, labilities, attachments claims an demands

Manoj Sethia
A.S.

Office of the Additional District Sub-Registrar, Burdwan



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Additional District Sub-Registrar
BURDWAN

24 AUG 2012

whatsoever **OR HOWSOEVER OTHERWISE** the said land any part or portion thereof now is or are or at any time of times therefore was or were situated butted and bounded called known numbered described or distinguished **AND** rents issues and profits of the said land and/or any and every part thereof **TOGETHER WITH** all deeds pattas, muniments, and evidences of title which in anywise relate to or concern the said land or any part or parcel thereof and which now is or are or hereafter shall or may in the custody, possession power or control of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereby granted sold coeeyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereunto and to the use of the Purchaser absolutely and for ever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, claims, demands, restrictions, prohibitions and liabilities whatsoever **AND** the vendor do hereby covenant with the Purchaser that the Vendor have not at any time hereto fore done or executed or knowingly suffered or been party or privy to any act deed, matter or thing whereby or by reason whereof of the said land hereby granted conveyed, transferred, assigned and assured or expressed or intended so to be or any part therefore are/is or may be affected encumbered in title estate or otherwise or by reason whereof they may or can be prevented from granting selling conveying assigning and assuring the said land or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act, deed or thing by the vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without in any manner of condition use trust or otherwise whatsoever to alter defeat encumber or make void the same **AND THAT NOTWISTHSTANDING** any such

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Adm



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**Additional District Sub-Registrar
BURDWAN**

24 AUG 2012

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act deed or thing whatsoever as aforesaid the Vendor have now good right and full and absolute power to grant sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** the purchaser shall any may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said land and received and realise the rents issues and profits thereof without any suit trouble hinderance disturbance eviction interruption claim or demand whatsoever from the Vendor or any persons lawfully or quitably claiming from under or in trust for the Vendor **AND** that the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estate mortgages claims demands charges liens lispensens use trust attachments and encumbrances whatsoever suffered or made or liabilities created in respect of the said land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor **AND FURTHER** that Vendor and the persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever in the said land hereditament or any part thereof, from through under or in trust for the Vendor shall and will and from time to time hereafter at the request and costs of the purchaser, make do acknowledge and execute or cause to be done acknowledged and executed all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

Both the photographs of purchaser and seller and the finger prints of ten fingers are attach separate sheets and it is one of the part of the sale deed, dated 13.08.2012 i.e. 28th Sraban, 1419 B.S.

Aparna Nirman
Adm.

Contd...N/P

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu UNDER RAYAN GRAMPANCHAYAT MOUZA-RAYAN, J.L. No. -68, R.S. Khatian no. 913, L.R. Khatian No. 5406, R.S. Plot No. 362, An area 1.4575 Decimal, 362/9061 An area 0.182187 Decimal, L.R. PLOT No-362, 362/9061, total Area 1.63968700 Decimal = 715.50 sq.ft. sold area from two Plots and proportionate land revenue in respect of the said land is payable to the collector BL & LRO Burdwan on behalf of the west Bengal Government, P.S & DIST-BURDWAN.

TOGETHER WITH all the rights, liberties, easements, privileges, advantages, and appurtenances thereto.

Butted and bounded by North line- 53'-0", South line-53'-0", East line- 13'-5" & West line - 13'-5"

On the North : by the property of Mukul Saha
On the South : by the property of owner
On the West : Katwa Road,
On the East : by the property of owner

APARNA NIRMAN PVT. LTD.

Amanab Ghosh
Director

Drafted by

Manoj Kumar Bhattacharyya

(Manoj Kumar Bhattacharyya)

Advocate

Enrol. No. WB366/1978

Burdwan Dist. Judges' Court

Witnesses

Computer typed by

Suraj Das

(Suraj Das)

Hawker market, Burdwan

1. *Sumit Sharma*

S/o late Sitaran Sharma

Bijayan, Burdwan.

2.

Balul Ch. Saha

S/o Radrick Ch. Saha

Bijayan, Burdwan





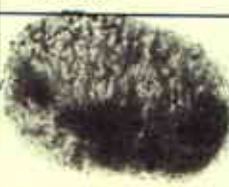







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**Additional District Sub-Registrar
BURDWAN**

24 AUG 2012

Fingure Impression of both hand & Signature of Vendee / Purchaser of Fatik Chadra Saha



Left Hand five fingures impression	Little fingure	Ring fingure	Middle fingure	Index	Thumb
					
Right Hand five fingures impression	Thumb	Index	Middle fingure	Ring fingure	Little fingure
					



Signature 

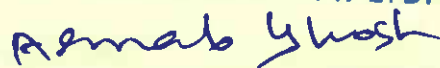



Fingure Impression of both hand & Signature of Seller / Vendor of Arnab Ghosh

Left Hand five fingures impression	Little fingure	Ring fingure	Middle fingure	Index	Thumb
					
Right Hand five fingures impression	Thumb	Index	Middle fingure	Ring fingure	Little fingure
					



Signature

APARNA NIRMAN PVT. LTD.

 Director

APARNA NIRMAN PVT. LTD.

 Director



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**Additional District Sub-Registrar
BURDWAN**

24 AUG 2012

APARNA NIRMAL PVT LTD

APARNA NIRMAL PVT LTD



**Government Of West Bengal
Office Of the A.D.S.R. BURDWAN
District:-Burdwan**

**Endorsement For Deed Number : I - 06571 of 2012
(Serial No. 05977 of 2012)**

On 13/08/2012

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.30 hrs on :13/08/2012, at the Private residence by Arnab Ghosh ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 13/08/2012 by

1. Arnab Ghosh
Director, M/s Aparna Nirman Private Limited, 227/1b, A J C Bose Road, Vikash Apartment, 3rd Floor,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700020.
, By Profession : Business

Identified By Sunil Sharma, son of Sitaram Sharma, Bijoyram, BURDWAN, Thana:-Barddhaman,
P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/08/2012

Payment of Fees:

Amount By Cash

Rs. 2805.00/-, on 14/08/2012

(Under Article : A(1) = 2805/- on 14/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,55,088/-

Certified that the required stamp duty of this document is Rs.- 12754 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 7765/- is paid, by the Bankers cheque number 418283, Bankers Cheque Date 01/08/2012, Bank Name State Bank of India, BURDWAN, received on 14/08/2012

(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/08/2012



(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



**Government Of West Bengal
Office Of the A.D.S.R. BURDWAN
District:-Burdwan**

**Endorsement For Deed Number : I - 06571 of 2012
(Serial No. 05977 of 2012)**

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 24/08/2012

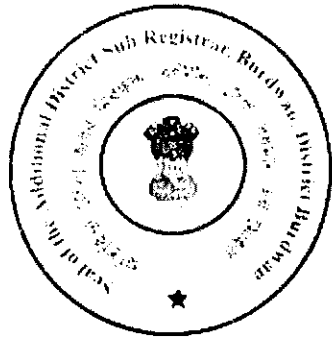
**(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR**

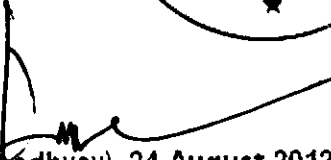


**(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 674 to 686
being No 06571 for the year 2012.




(Prasanta Mukhopadhyay) 24-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BURDWAN
West Bengal